

PROPERTY LOCATION

No	Alt No	Direction/Street/City
101		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Owner 1:	MACISAAC KENZIE DANIEL
Owner 2:	TIMBERLAKE SONIA CRAGO
Owner 3:	
Street 1:	101 CHURCHILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	LIANG BEIRONG JIANNG CHIAN -
Owner 2:	-
Street 1:	101 CHURCHILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,793 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2002, having primarily Clapboard Exterior and 2760 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7793		Sq. Ft.	Site		0	90.	0.84	10									588,414						588,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7793.000	720,500	2,100	588,400	1,311,000
Total Card	0.179	720,500	2,100	588,400	1,311,000
Total Parcel	0.179	720,500	2,100	588,400	1,311,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	475.00	/Parcel:	475.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	647,200	2100	7,793.	588,400	1,237,700	1,237,700	Year End Roll	12/18/2019
2019	101	FV	499,000	2200	7,793.	621,100	1,122,300	1,122,300	Year End Roll	1/3/2019
2018	101	FV	499,000	2200	7,793.	457,700	958,900	958,900	Year End Roll	12/20/2017
2017	101	FV	499,000	2200	7,793.	438,000	939,200	939,200	Year End Roll	1/3/2017
2016	101	FV	499,000	2200	7,793.	405,300	906,500	906,500	Year End	1/4/2016
2015	101	FV	488,400	2200	7,793.	340,000	830,600	830,600	Year End Roll	12/11/2014
2014	101	FV	488,400	2200	7,793.	332,100	822,700	822,700	Year End Roll	12/16/2013
2013	101	FV	482,000	2200	7,793.	316,400	800,600	800,600		12/13/2012

SALES INFORMATION

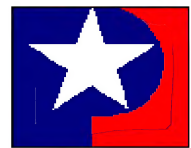
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIANG BEIRONG J	75721-279	1	9/25/2020		1,460,000	No	No		
WICK THOMAS P/S	43301-438		7/16/2004		889,000	No	No		
JK CONSTRUCTION	38434-405		3/20/2003		850,000	No	No		
MAC DOUGAL DORO	34713-322		1/31/2002	Change>Sale	620,000	No	No		
	6859-57		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/18/2013	381	Addition	44,800					
3/20/2002	162	Demoliti	2,000	C				DEMO 101 CHURCHILL
7/31/2001	782	New Buil	140,000	C		G4	GR FY04	NEW SINGLE FAMILY

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2020	SQ Returned	JO	Jenny O
11/19/2020	SQ Mailed	MM	Mary M
9/28/2020	Measured	DGM	D Mann
8/20/2013	Measured	JBS	JOHN S
11/14/2008	Meas/Inspect	189	PATRIOT
8/7/2003	MLS	MM	Mary M
5/28/2002	Inspected	PM	Peter M
4/12/2002	MLS	MM	Mary M
12/2/1999	Inspected	264	PATRIOT
Sign:	VERIFICATION OF VISIT NOT DATA		



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	86249
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

